An overview of
Govt. IT Parks in Kerala
7th November 2017
INDIA IT & BPO Growth pattern

NATIONAL IT POLICY & NASSCOM PROJECTION

- US $300 billion (domestic and export) by 2020
- Major growth in Tier II/III cities
- 10 million new jobs
- Opportunities for Real estate private developers in Tier II cities

OPPORTUNITIES FOR PRIVATE DEVELOPERS IN KERALA

- Kerala has 600+ IT companies and more than 1,00,000 IT professionals working today
- Kochi & Trivandrum are in the top tier II cities
- 30% low operational cost attracts IT companies

*Source:
1. National IT Policy.
2. NASSCOM Strategic Review 2011
Three Major Brands of Kerala IT

- Technopark
- Infopark
- Cyberpark
Technopark—India’s first IT Park
Established in 1990 and commenced operations in 1994
Today, it is one of the largest IT Parks in the country

- 370 + IT/ITeS Companies
- 52,000 IT/ITeS professionals
- 760 acres in 5 phases
Phase I

QuEST Global - 4,50,000 sft

Carnival IT - 600,000 sft
Infosys campus - 15,00,000 sft (including MLCP)

UST Global - 8,50,000 sft
Phase III

Asia’s Largest IT Building with Gold rating

1 Million sft - LEED Gold
Unique Features

- Largest IT City in Kerala
- Integrated Township
- Mix of SEZ/DTA
- Largest Employment Generation
Proposed New Building Technocity

- Total 2 Lakhs Sq. Ft
- Stilt + 3 Floors
- 50,000 Sq.ft Per Floor Plate
Global Learning Centre by TCS

Construction started in March 2015
TECHNOPARK - Kollam
Rural - IT Park

- Serene environment
- IT SEZ Built-up Space - 1 Lakhs Sq.ft
Infopark  Kochi Phase I
4.5 million sq ft

Workplace of 21,000 people
45 lakh sqft
204 companies

Phase 1:
Current employment 21,000

2015:
Anticipated employment 35,000
Current Co-Developers/IT Units

**TCS** 15 lakh sqft

**Brigade** 12 lakh sqft

**Leela** 6.18 lakh sqft

**L & T** 4 lakh sqft

**Wipro** 10 lakh sqft
Infopark Kochi - Phase II

8 Million Sq Ft

Anticipated employment 80,000
Project Details

- Knowledge based Township
- Multi Clusters – IT, Media, Finance, Research & Innovation
- Spanning over 250 Acres
- Investment above US$ 500 Million
- Above 90,000 Knowledge workers + indirect jobs
- BuA above 8.8 million Sq ft
Cyberpark /UL CyberPark Calicut

- Knowledge based IT Township
- Spanning over 68 Acres

12,000 sft ready

4.5 lakh sft structure completed

3.5 lakh sft under tendering
Advantage – ‘Kerala IT’
India’s best digital connectivity

- SAFE and SE-ME-WE3 submarine OF cables land at Kochi
- FLAG Alcatel-Lucent Optical Network (FALCON) landing at Thiruvananthapuram (2.56 Tbps)
- Infopark is directly linked to the gigabyte router of Primary Gateway through Optical Fiber Link
Kerala Advantages

- **Quality of Life**
  - 40,000 engineering graduates in Kerala
  - Catchment area includes Kerala, Tamilnadu and Karnataka
  - Returning NRKs

- **Global Work Culture**
  - Large number of expatriates have brought in a Global work culture into Kerala
  - Highly disciplined manpower

- **Talent Availability**
  - Less cost of living results in better earnings compared to other cities

- **Low Attrition**
  - Less than 5% - Lowest in the country

- **Higher satisfaction Levels**
Cost competitiveness - Kerala

Operating Costs in Kerala - Indexed at 35% lower than Pune, a Tier 1 City

- Kerala: 16
- Pune: 24
- Bangalore: 28
- Manila: 29
- Beijing: 28
- Kuala Lumpur: 37
- Prague: 56
- Monterrey: 60
- USA: 100
Kerala Advantages - Operational

- **Low OPEX**
  - Special Tariff for IT
  - Lowest Power tariff in India
  - Rs 5.15/unit for IT/ITeS

- **Stable, World class Infrastructure**
  - Best Internet connectivity
  - 99% Grid based power
  - 100% DG set back up

- **High Quality of Life**
  - Cosmopolitan Life style
  - Malls, rest & recreation
  - Affordable housing, schools
  - Attractive Tourist destinations

- **Simple Procedures, Friendly Government**
  - Single window clearance
  - FAR / FSI of ‘4’
  - Stamp duty exemption
  - SEZ benefits
Investor Opportunities
Investment Opportunities in IT

- As a Co Developer in SEZ
- As a Service Provider in the Park
- As a Unit in IT / ITeS
Co-Developer opportunities

SEZ (Special Economic Zone)

- IT/ITeS/BPO buildings
- Convention centre
- Budget Hotels
- Hospitality facilities
- Rest and recreation
- Sports and recreation club

- Day care centre
- Guest house
- Working women hostel
- Training centres
- Restaurants
Co-Developer Benefits

- FAR up to 5 permitted
- Single Window Clearance (10 days)
- Power, Water, Roads
- Power cost around Rs 5.15/per unit
- 90 year lease
- SEZ benefits (Customs, excise, KVAT )
- 17-21% cost reduction
- 15-18% ROI
- Quick Procurement of materials
- Stamp duty and registration exemption
- Create Job and sell your apartments
- Brand Value improvements
- Minimal Labor issues
Industry - pro approach for growth in SME segment
Snapshots of Kerala
Kovalam - One of the finest beaches in the world

Beaches, Boat Houses, Resorts, Star Hotels

Leisure@Kerala
Health Care @Kerala
Padmanabha Swami temple
The richest temple in the World
Heritage@Kerala
Thank you!

Hrishikesh R Nair
Chief Executive Officer